



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: November 09, 2016

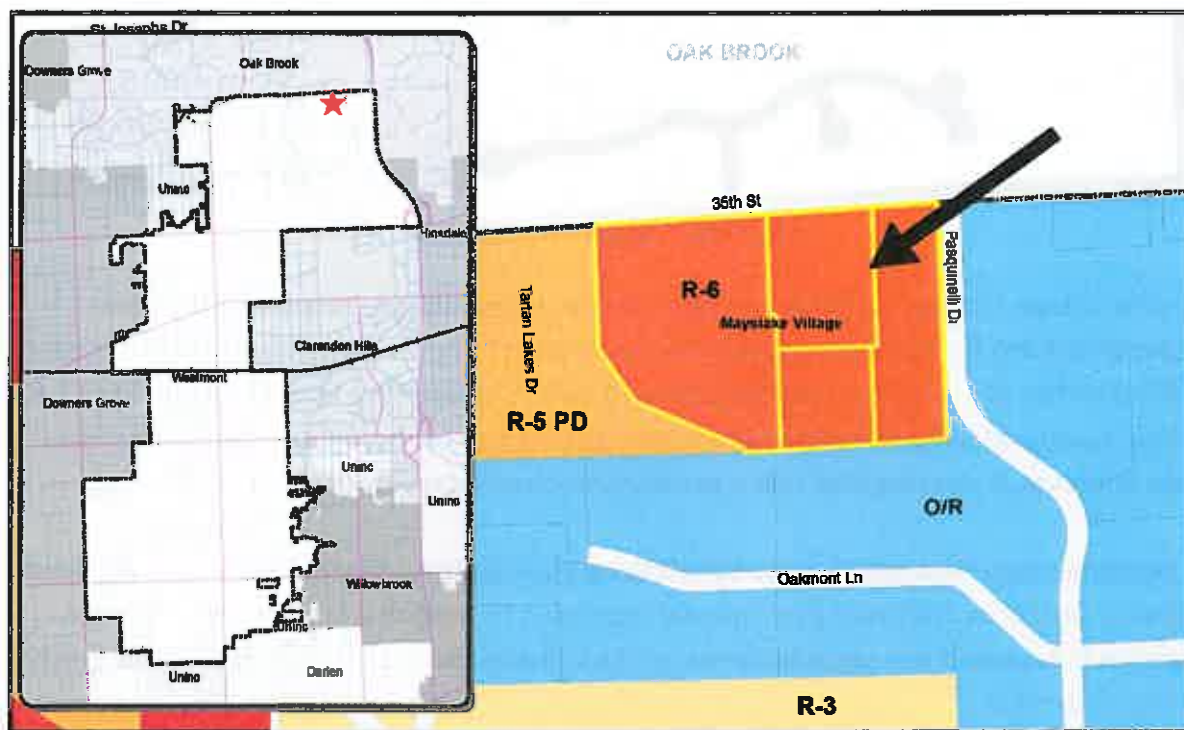
P/Z 16-024

TITLE: Wolf Pack Development, Inc. regarding the properties located at 1801 Midwest Road (Mayslake Village), Oak Brook, IL 60523 for the following:

- (A) Site and Landscaping Plan approval to allow for construction of additional parking in the R-6 Special Residence District.

BACKGROUND OF ITEM

The subject properties are located on the south side of 35th Street, west of Pasquinelli Drive and east of Tartan Lakes Drive.



Mayslake Village - Zoning Map

Located in the R-6 Special Residence District, adjacent properties to the north are located in the Village of Oak Brook, properties to the east and south are zoned O/R Office/Research District, and the Tartan Lakes Subdivision to the west is zoned R-5/PD General Residence District/Planned Development.



Mayslake Village - Aerial Map

Mayslake Village, located in the far northeast corner of the Village, provides affordable independent living for low and moderate income Senior Citizens. As parking has always been a premium on the site, the applicant first approached the Village for a temporary parking solution in 2015. Having added some permeable gravel parking spaces throughout the campus with Village approval, it was required that a permanent solution be determined within 1 year.

The petitioner now requests Site and Landscaping Plan approval as required for the R-6 Special Residence District to construct a permanent expansion of parking lots throughout the site. Expansion is proposed in 4 separate areas, which will add over 100 spaces to ease the existing parking congestion.

All proposed parking areas intend to utilize permeable pavers, which would allow for expansion with no requirements for additional stormwater detention. These expansions will overtake landscaped areas on the site, but will not diminish landscaping requirements below minimum standards.

ZONING ANALYSIS

The subject property is located in the R-6 Special Residence District. The proposed parking lot expansions meets all requirements for setbacks and floor area ratio.

This expansion does not require a full analysis of the parking requirements for the multiple uses on the site as there will be a net increase in parking. Located in 4 separate areas, the expansion will add approximately 128 spaces to the entire site.



Area of proposed WEST Spaces



Area of proposed SOUTH Spaces



Area of proposed NORTH Spaces



Area of proposed EAST Spaces

STAFF COMMENTS

Engineering

Comments from both the Village Engineer Noriel Noriega and ESI Consultants are attached for review. Comments indicate that the layout and number of parking spaces may need to change to accommodate the slopes that are found on site, and could require stormwater detention.

Landscaping

The applicant did not submit a landscape plan for review as initially it was thought that the effect on landscape was nominal. The review comments indicate that a landscape plan will be required to establish tree removal, protection, and additional plantings. Additional buffer landscape will also be needed adjacent the SOUTH parking lot expansion area.

Submitted Revisions to Comments:

The applicant submitted revised drawings on November 04, 2016 to address staff comments. Both sets have been included as attachments. At the date of this report staff had not reviewed these revisions. Comments, as well as a requested landscape plan, will be forwarded if received prior to the public hearing.

SUMMARY

The applicant requests site and landscape approval to construct parking lot expansion in multiple areas of the campus, including the replacement of temporary parking areas that had been approved by the Village in 2015.

DOCUMENTS ATTACHED

1. Agenda publication published in the October 26, 2016 edition of the Westmont Suburban Life.
2. Staff review comments from Village Engineer Noriel Noriega dated October 31, 2016, and Engineering and Landscape consultant Anthony Bryant.
3. Application for Site and Landscaping approval, with associated application materials, dated October 06, 2016.
 - a. ALTA/ACSM Land Title Survey, prepared by Edward J. Molloy & Associates, Ltd., dated January 01, 2016.
 - b. Site Improvement Plans, prepared by Wolf Pack Consultants, LLC, dated October 06, 2016.
 - c. REVISED Site Improvement Plans, prepared by Wolf Pack Consultants, LLC, stamped and received November 04, 2016.

- Civil Engineering
 - Land Surveying
 - Land Planning
 - Stormwater Management
-



October 7, 2016

Village of Westmont
Community Development Department
31 West Quincy Street
Westmont, IL. 60559

Attn: Mr. Joe Hennerfeind, AICP, Planner

**RE: MAYSLAKE VILLAGE
PERMEABLE PARKING IMPROVEMENTS
1801 35TH STREET**

Dear Mr. Hennerfeind,

On behalf of Mayslake Village please find attached completed application requesting to be placed on the Planning and Zoning Commission Agenda for their November 9th meeting. In addition to the application I have attached:

- One copy of the Legal description emailed to you on 10-6-16.
- Three copies of Site Improvement Plans, 24" x 36", Titled Mayslake Village Improvements, dated 10-6-16.
- Eleven copies of Site Improvement Plans, 11" x17", Titled Mayslake Village Parking Improvements, dated 10-6-16.
- Three copies of ALTA survey, 24" x 36", Prepared by Edward J. Malloy, Associates, Ltd.
- Eleven copies of ALTA, 11" x17"
- One copy of Application and Email correspondence to Mrs. Ashley Curran, Kane DuPage Soil and Water Conservation District, requesting a Land Use Opinion Report.
- One copy of the temporary permit.

As discussed at our meeting of 10-5-16, we have added to our plans a summary of the total number of parking spaces as well as several notes indicating any trees that are removed will be replaced as per the Villages Landscape Ordinance and as approved by the Village Forester. It is the intent of Mayslake Village to additionally add native landscaping in new berms, although I believe that this may not be required.

It is the intention of Mayslake Village to complete as many of the spaces shown as possible, if they can be completed within their budget. In any case they should be able to complete at least as many permanent spaces as were originally approved for temporary use on 11-18-15. Mayslake Village would like to begin the work as soon as possible and requests that the temporary permit be extended as necessary until completion of the permanent spaces.



If you need any additional information please don't hesitate calling me at (630) 935-0847.

Respectfully Submitted:
Wolf Pack Consulting, LLC

Philip J. Wolf, P.E., LEED AP
Managing Partner



**Public Works Department
Engineering Division**

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6272 Fax: 630-829-4479

Date: October 31, 2016

To: Mrs. Jill Ziegler, AICP
Community Development Director

From: Noriel Noriega, PE, CPESC
Assistant Director of Public Works - Village Engineer

RE: Proposed Mayslake Village Parking Improvement Project
1801 35th Street
Preliminary Review #1

We are in receipt of the following items for the proposed Mayslake Village Parking Improvement Project at 1801 35th Street:

1. Mayslake Village Parking Improvement Plans dated 10/06/2016 prepared by Wolf Pack Consulting, LLC.

A preliminary review of the submitted documents has some items that need a more indepth review that may change the layout of the proposed plans. It should be noted that additional comments should be anticipated when a full Permit Application Review is performed.

Site Plan Comments:

1. Address all comments made by Mr. Anthony Bryant, PE, ESI Consultants Ltd, on his letter titled Preliminary Review #1.
 - a. Referencing Preliminary Review Comment #4: Attached is DuPage County's Water Quality Best Management Practices Technical Guidance March 2008 for your use and reference.
 - b. Referencing Preliminary Review Comment #15: Provide additional information to ensure work is not within the wetland / wetland buffer.
2. In general, all PVC Underdrains shall be connected into the existing storm sewer system of the property. Ideally, the underdrains shall be connected upstream of adjacent Stormwater Orifices.
3. Provide the following Village Details to the plans. Details can be located on the Village's website (www.westmont.il.gov) under Documents & Forms / Community Development / Standard Details.
 - a. Minimum Pavement Cross Sections
 - b. Curb and Gutter
 - c. Sidewalk
 - d. Trench
 - e. Tree Protection

If you have any further questions or concerns, please contact me at 630-981-6295.

Thank you.



ESI Consultants, Ltd.
Excellence. Service. Integrity

Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Attn: Community Development Department

Re: Preliminary Land Development, Stormwater & BMP Review – Site Improvement Plans for Mayslake Village Parking Improvements

We have performed a PRELIMINARY review of the packages sent to us that relate to the above referenced project. This review focuses on the application of Land Development, Stormwater Management and BMP measures to the proposed Site Plan. Documents reviewed:

- Site Improvements Plans, 7 sheets, dated October 6th, 2016, submitted by Wolfpack Consulting, LLC.

After reviewing the plans for compliance with the Westmont and DuPage Countywide Stormwater Ordinance and visiting the site we have the following comments:

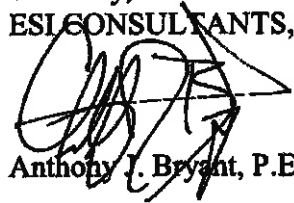
Preliminary Engineering and General Comments

1. Provide an exhibit that depicts existing topography only for each development location.
2. Provide existing versus proposed impervious calculations and development area.
3. Provide structures at connections with existing and proposed sewers. Blind connections are not allowed. Indicate where underdrains discharge on all development areas.
4. Permeable paving is only acceptable on slopes of 5 percent or less. This is an issue with the north development for the proposed and future improvements, as well as the east portion of the south development. Revise any excessively steep portions of pavement to non-permeable and update the pervious/impervious calculations. Provide VCBMP or detention volume as necessary.
5. Provide additional grading details for the north future lot. Where will runoff go? How will detention requirements be addressed? Is permeable paving appropriate considering the slope?
6. How will existing sidewalk and parking spaces be revised within the north and south development areas.
7. Curbs should be shown around all proposed parking lot areas.
8. Provide tree protection fencing for adjacent trees to remain.
9. Provide inlet protection for all existing and proposed inlets adjacent and on the project site.
10. Underdrain and level spreader shown on the south area appears to be draining uphill. Please clarify.
11. Provide auto-turn exhibits for relevant vehicle movements.

12. Provide elevation information for the proposed berm shown with in the South area.
13. In the west area the gas line location and depth should be determined during the design phase so that if relocation is necessary, it can be completed prior to construction.
14. Provide grading information for the landscape buffer shown in the west area.
15. The west area is adjacent to a wetland/pond area and possibly encroaches on the wetland buffer. Coordination with the County is required. A double row of silt fence, at a minimum, is required.
16. Indicate crosswalk and sidewalk revisions on the north portion.
17. Take into account the spaces eliminated by the future parking; it appears that 7 spaces may be eliminated.

If you have any questions, please call me at (630) 420-1700 x2120.

Sincerely,
ESI CONSULTANTS, LTD.



Anthony J. Bryant, P.E.



ESI Consultants, Ltd.
Excellence. Service. Integrity

Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Attn: Community Development Department

Re: Preliminary Landscape Plan Review – Landscape Plans for Mayslake Parking Expansion, 7 sheets, dated October 6th, 2016 and submitted by Wolfpack Consulting, LLC.

We have performed a PRELIMINARY review of the packages sent to us that relate to the above referenced project. This review focuses on the application of Landscape measures to the proposed Site Plan.

After reviewing the plans for compliance with the Westmont Landscape Ordinance we have the following comments:

Landscaping Plan Comments

1. Sec. 80-15. - Tree appraisal. - For the purposes of tree replacement, tree value will be determined on a DBH for DBH basis. Trees that are four inches DBH and smaller may be replaced at the associated cost of replacing a tree of the same DBH. Trees that are greater than four inches DBH may be replaced at the associated cost of replacing a number of trees who's DBH is equal to or greater than that of the DBH of the tree removed or damaged to the point in which removal is warranted. No single replacement tree will have a DBH greater than four inches DBH or less than two and a half inches DBH. [Example: A damaged tree of ten inches DBH can be replaced by four two and a half inch trees, or by two four inch trees and one two and a half inch tree.]

Village Requirement: The proposed plans show paved area over existing trees. If these trees are to be removed, they must be sized on a DBH basis and labeled appropriately on the plans. This sizing will determine the required replacements on site.

2. Sec. 80-16. - Tree maintenance standards.

Village Requirement: Refer to the following standards:

(1). Planting standards.

- a. *Plant material: See all Points*
- b. *Planting requirements: See all Points*
- c. *Planting methods and techniques: See all Points*

(3). Tree preservation standards.

- a. *General requirements: See all Points*
- b. *Tree preservation specifications: See all Points*

3. Sec. 80-41. - Landscape plan application procedure. - All subdivision, planned unit developments, commercial developments or projects exceeding 5,000 square feet of disturbance shall include the following materials in a form acceptable to the village and as further described herein. The village shall review the application which may include an inspection of the site and referral of the application for recommendation to other appropriate administrative departments or agencies.

Village Requirement: This parking lot improvement project appears to exceed more than 5,000 square feet of disturbance and shall require the following submittals:

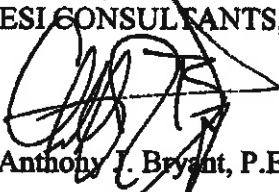
- a. *Tree survey. The tree survey shall include information on all existing trees four inches DBH or larger. Information shall include the location, size, species and condition of each tree, as well as existing and proposed structures, improvements, utilities, driveways, existing and proposed contours at one foot intervals.*
 - b. *Tree preservation plan. The tree preservation plan shall identify those trees to be protected with a tree protection detail labeled on the survey. Village of Westmont Tree Preservation Guidelines are contained in the Village of Westmont Standard Specifications, January 2006, and as they may, from time to time, be amended. Information shall include the location, size, species and condition of each tree, as well as proposed structures, improvements, utilities, driveways, proposed contours at one foot intervals and any protective measures to be taken to avoid construction damage to protected trees (i.e. pumping concrete, crown or root pruning).*
 - c. *Landscape plan. The applicant shall provide the village with a site plan overlaying the locations of existing trees to be preserved, utilities and utility easements, building pads, retention/detention basins, proposed contours and all proposed landscaping. All landscaping plans shall be prepared by a professional landscape architect or landscape designer in accordance with the Village of Westmont requirements.*
4. Sec. 80-43. - Tree preservation.
- a. *All trees within construction areas or areas where future construction is expected shall be protected until otherwise stated upon approval of a submitted tree survey, tree preservation plan and landscape plan.*
 - b. *Fifty percent of existing trees of greater than four inch diameter, as shown on the required tree survey, will be required to be replaced within all construction areas. If the property cannot accommodate the replacement tree or trees, then the village may allow payment as approved by the village forester, equal to the cost that would have been incurred, in order to purchase and install the replacement tree or trees elsewhere. The village shall then use such funds to purchase and plant trees elsewhere within the village.*
5. Sec. 80-47. - Parking lots.

- a. **Parking lot interior.** At least one tree of not less than three inches DBH shall be planted for every 1,500 square feet of pavement area between zero and 6,000 square feet. For pavement areas exceeding 6,000 square feet at least one tree of not less than three inches DBH shall be planted each additional 3,000 square feet. Fifty percent of tree placement shall be within the pavement area as opposed to perimeter planting.
- b. **Parking lot screening.** All off-street parking areas containing more than four parking spaces and non-residential driveways adjacent to lot lines shall be suitably screened on each side and rear lot line by a screen fence or wall not less than four feet in height plus a planting strip of four feet minimum width in accordance with the following, or on an alternate arrangement as approved by the village board. Suitable landscaping and ground cover shall be provided and maintained on a continuing basis within the planting strip. On the street lot line, a planting screen not less than three feet in height shall be installed, unless said screen interferes with the corner visibility triangle which requires a maximum height of less than 24 inches. Such planting screen shall be adjacent to the parking area. Suitable landscaping and groundcover shall be provided and maintained on a continuing basis between the screen fence and curb line. Planting screens, or hedges, fences or walls shall not exceed two feet in height where location is such that sight lines are necessary for vehicular movement across pedestrian ways.

Village Requirement: Parking lot addition must be sized in order to determine the correct required number of parking lot interior trees and perimeter trees. All parking lot additions will require screening per Sec. 80-47b.

If you have any questions, please call me at (630) 420-1700 x2120.

Sincerely,
ESI CONSULTANTS, LTD.



Anthony J. Bryant, P.E.

- Civil Engineering
- Land Surveying
- Land Planning
- Stormwater Management



November 7, 2016

Village of Westmont
31 W. Quincy Street
Westmont, Illinois 60559
Attn: Mrs. Jill Ziegler

SUBMITTED VIA-EMAIL

**RE: Proposed Mayslake Village Parking Improvement Project
1801 35th Street**

Dear Mrs. Ziegler,

We are in receipt of the Village's Review Letter dated October 31, 2016, related to the above captioned proposed improvements. We offer the following in response:

Public Works Comment 1:

1. Address all comments made by Mr. Anthony Bryant, PE, ESI Consultants Ltd, on his letter titled Preliminary Review #1.

- a. Referencing Preliminary Review Comment #4: Attached is DuPage County's Water Quality Best Management Practices Technical Guidance March 2008 for your use and reference.**
- b. Referencing Preliminary Review Comment #15: Provide additional information to ensure work is not within the wetland / wetland buffer.**

Wolf Pack Response 1:

The following responses address comments as noted. Parking spaces along the west lot in proximity have been listed as alternate. On November 5th Carl Peterson from Gary R. Weber Associates, Inc. inspected the site and determined that the adjoin pond does not meet the criteria to be considered a wetland. The proposed parking spaces would be slightly less than 50 feet from the water's edge however most of the improvements that have been done along the pond including rock stabilization, retaining walls and residential construction are all closer than 50 feet. A memorandum of Carl's findings will be provided under separate cover and submitted to the County.

Public Works Comment 2:

In general, all PVC Underdrains shall be connected into the existing storm sewer system of the property. Ideally, the underdrains shall be connected upstream of adjacent Stormwater Orifices.

Wolf Pack Response 2:

So noted. The drains are shown connected where possible.

Public Works Comment 3:

Provide the following Village Details to the plans. Details can be located on the Village's website (www.westmont.il.gov) under Documents & Forms / Community Development /

Standard Details.

- a. *Minimum Pavement Cross Sections*
- b. *Curb and Gutter*
- c. *Sidewalk*
- d. *Trench*
- e. *Tree Protection*

Wolf Pack Response 3:

The details have been added although they may not all be applicable.

ESI Comment 1:

Provide an exhibit that depicts existing topography only for each development location.

Wolf Pack Response 1:

The Plans have been revised to show just the existing topography.

ESI Comment 2:

Provide existing versus proposed impervious calculations and development area.

Wolf Pack Response 2:

As discussed with Staff the intent is to provide only permeable paver surfaces. New impervious areas would include only the barrier curbs, which we considered incidental.

ESI Comment 3:

Provide structures at connections with existing and proposed sewers. Blind connections are not allowed. Indicate where underdrains discharge on all development areas

Wolf Pack Response 3:

It is our understanding that all proposed underdrains are optional. We have shown them primarily discharging in the vicinity of existing grassed areas to allow for additional infiltration and filtration prior to enter stormwater systems. We have revised them where excessive additional cost are not incurred to connect at existing structures

ESI Comment 4:

Permeable paving is only acceptable on slopes of 5 percent or less. This is an issue with the north development for the proposed and future improvements, as well as the east portion of the south development. Revise any excessively steep portions of pavement to non-permeable and update the pervious/impervious calculations. Provide VCBMP or detention volume as necessary.

Wolf Pack Response 4:

As noted in DuPage County's Water Quality Best Management Practices Technical Guidance March 2008 we have revised the surface slope to 5% where possible. Any place that 5% surface cannot easily be maintained we intend to grade the subbase at 5% or less, as noted in the technical Guidance Manual.

ESI Comment 5:

Provide additional grading details for the north future lot. Where will runoff go? How will detention requirements be addressed? Is permeable paving appropriate considering the slope?

Wolf Pack Response 5:

The future area originally shown at the north has been removed at this time.

ESI Comment 6:

How will existing sidewalk and parking spaces be revised within the north and south development areas.

Wolf Pack Response 6:

The sidewalk has been added to the plans at the north area. The parking spaces have been shown as an alternate and would be constructed only if the adjacent tree can be maintained.

ESI Comment 7:

Curbs should be shown around all proposed parking lot areas.

Wolf Pack Response 7:

As discussed with Staff, the owner has requested that curbing only be provided where it has a drainage purpose or parking blocks are not feasible. Most of the existing parking areas at Mayslake are not curbed, as curbs add another tripping hazard. The owners would prefer to include naturalized plantings in lieu of curbing, adjoining the parking areas wherever possible.

ESI Comment 8:

Provide tree protection fencing for adjacent trees to remain.

Wolf Pack Response 8:

Tree protection has been shown where there trees that can be preserved. There are no trees within the parking areas that can remain.

ESI Comment 9:

Provide tree protection fencing for adjacent trees to remain. Provide inlet protection for all existing and proposed inlets adjacent and on the project site.

Wolf Pack Response 9:

Inlet protection for adjacent structures has been noted on the plans.

ESI Comment 10:

Underdrain and level spreader shown on the south area appears to be draining uphill. Please clarify.

Wolf Pack Response 10:

The level spreader has been (will be) adjusted on the final plans.

ESI Comment 11:

Provide auto-turn exhibits for relevant vehicle movements.

Wolf Pack Response 11:

An auto-turn exhibit has been provided. The owner is not anticipating truck traffic in any of the proposed spaces.

ESI Comment 12:

Provide elevation information for the proposed berm shown with in the South area.

Wolf Pack Response 12:

Elevation information has been added.

ESI Comment 13:

In the west area the gas line location and depth should be determined during the design phase so that if relocation is necessary, it can be completed prior to construction.

Wolf Pack Response 13:

If relocation of the main is required the spaces will most likely not be constructed. JULIE was contacted in design phase to locate the main but nothing has been marked in the area.

ESI Comment 14:

Provide grading information for the landscape buffer shown in the west area.

Wolf Pack Response 14:

Additional grading has been provided.

ESI Comment 15:

The west area is adjacent to a wetland/pond area and possibly encroaches on the wetland buffer. Coordination with the County is required. A double row of silt fence, at a minimum, is required.

Wolf Pack Response 15:

A double row of silt fence has been added in the area adjacent to proposed parking at the west..

ESI Comment 16:

Indicate crosswalk and sidewalk revisions on the north portion.

Wolf Pack Response 16:

The cross-walk and sidewalk revision have been add to the plans.

ESI Comment 17:

Take into account the spaces eliminated by the future parking; it appears that 7 spaces may be eliminated.

Wolf Pack Response 17:

The future parking area has been eliminated from the plans.

ESI Landscape Plan Comment 1:

Sec. 80-15.- Tree appraisal.- For the purposes of tree replacement, tree value will be determined on a DBH for DBH basis. Trees that are four inches DBH and smaller may be replaced at the associated cost of replacing a tree of the same DBH. Trees that are greater than four inches DBH may be replaced at the associated cost of replacing a number of trees who's DBH is equal to or greater than that of the DBH of the tree removed or damaged to the point in which removal is warranted. No single replacement tree will have a DBH greater than four inches DBH or less than two and a half inches DBH. [Example: A damaged tree often inches DBH can be replaced by four two and a half inch trees, or by two four inch trees and one two and a half inch tree.]

Village Requirement: The proposed plans show paved area over existing trees. If these trees are to be removed, they must be sized on a DBH basis and labeled appropriately on the plans. This sizing will determine the required replacements on site.

Wolf Pack Response 1:

The only trees now being removed are the trees along the South parking area. A landscape plan has been added to the plan set.

ESI Landscape Plan Comment 2:

Sec. 80-16. - Tree maintenance standards.

Village Requirement: Refer to the following standards:

(1). Planting standards.

- a. **Plant material: See all Points**
- b. **Planting requirements: See all Points**
- c. **Planting methods and techniques: See all Points**

(3). Tree preservation standards.

- a. **General requirements: See all Points**
- b. **Tree preservation specifications: See all Points**

Wolf Pack Response 2:

A tree preservation plan has been included.

ESI Landscape Plan Comment 3:

Sec. 80-41. -Landscape plan application procedure. - All subdivision, planned unit developments, commercial developments or projects exceeding 5,000 square feet of disturbance shall include the following materials in a form acceptable to the village and as further described herein. The village shall review the application which may include an inspection of the site and referral of the application for recommendation to other appropriate administrative departments or agencies.

Village Requirement: This parking lot improvement project appears to exceed more than 5,000 square feet of disturbance and shall require the following submittals:

- a. **Tree survey. The tree survey shall include information on all existing trees four inches DBH or larger. Information shall include the location, size, species and condition of each tree, as well as existing and proposed structures, improvements, utilities, driveways, existing and proposed contours at one foot intervals.**
- b. **Tree preservation plan. The tree preservation plan shall identify those trees to be protected with a tree protection detail labeled on the survey. Village of Westmont Tree Preservation Guidelines are contained in the Village of Westmont Standard Specifications, January 2006, and as they may, from time to time, be amended. Information shall include the location, size, species and condition of each tree, as well as proposed structures, improvements, utilities, driveways, proposed contours at one foot intervals and any protective measures to be taken to avoid construction damage to protected trees (i.e. pumping concrete, crown or root pruning).**
- c. **Landscape plan. The applicant shall provide the village with a site plan overlaying the locations of existing trees to be preserved, utilities and utility easements, building pads, retention/detention basins, proposed contours and all proposed landscaping. All landscaping plans shall be prepared by a professional landscape architect or landscape designer in accordance with the Village of Westmont requirements.**

Wolf Pack Response 3:

A tree survey has been Included.

ESI Landscape Plan Comment 4:

Sec. 80-43.- Tree preservation.

- a. **All trees within construction areas or areas where future construction is expected shall be protected until otherwise stated upon approval of a submitted tree survey, tree preservation plan and landscape plan.**
- b. **Fifty percent of existing trees of greater than four inch diameter, as shown on the required tree survey, will be required to be replaced within all construction areas. If the property cannot accommodate the replacement tree or trees, then the village may allow payment as approved by the village forester, equal to the cost that would have been incurred, in order to purchase and install the replacement tree or trees elsewhere. The village shall then use such funds to purchase and plant trees elsewhere within the village.**

Wolf Pack Response 4:

The trees within the parking lot area must be removed to construct the parking. The tree in the vicinity of the new berm has been preserved. One parking space along the North lot has been removed to preserve the existing tree. Two spaces, shown as alternate will only be constructed if the tree can still be preserved. A final determination will be made when the work in the vicinity is in progress.

ESI Landscape Plan Comment 5:

Sec. 80-47. -Parking lots.

- a. Parking lot interior. At least one tree of not less than three inches DBH shall be planted for every 1,500 square feet of pavement area between zero and 6,000 square feet. For pavement areas exceeding 6,000 square feet at least one tree of not less than three inches DBH shall be planted each additional 3,000 square feet. Fifty percent of tree placement shall be within the pavement area as opposed to perimeter planting.*
- b. Parking lot screening. All off-street parking areas containing more than four parking spaces and non-residential driveways adjacent to lot lines shall be suitably screened on each side and rear lot line by a screen fence or wall not less than four feet in height plus a planting strip of four feet minimum width in accordance with the following, or on an alternate arrangement as approved by the village board. Suitable landscaping and ground cover shall be provided and maintained on a continuing basis within the planting strip. On the street lot line, a planting screen not less than three feet in height shall be installed, unless said screen interferes with the corner visibility triangle which requires a maximum height of less than 24 inches. Such planting screen shall be adjacent to the parking area. Suitable landscaping and groundcover shall be provided and maintained on a continuing basis between the screen fence and curb line. Planting screens, or hedges, fences or walls shall not exceed two feet in height where location is such that sight lines are necessary for vehicular movement across pedestrian ways.*

Village Requirement: Parking lot addition must be sized in order to determine the correct required number of parking lot interior trees and perimeter trees. All parking lot additions will require screening per Sec. 80-47b.

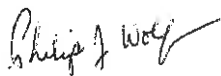
Wolf Pack Response 5:

The landscape plan has been prepared as noted.

Should you have any questions, concerns or require any additional information please do not hesitate to contact me directly at (630) 935-0847 or via email at pwolf@wolfpackdgd.com.

Yours truly,

Wolf Pack Consulting, LLC



Philip Wolf, P.E.
Managing Partner

/Encl.

Cc: Thomas Raak – Director of Maintenance



ESI Consultants, Ltd.
Excellence. Service. Integrity

Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Attn: Community Development Department

Re: Preliminary Landscape Plan Review – Landscape Plans for Mayslake Parking Expansion, 7 sheets, dated November 6th, 2016 and submitted by Wolfpack Consulting, LLC.

We have performed a PRELIMINARY review of the packages sent to us that relate to the above referenced project. This review focuses on the application of Landscape measures to the proposed Site Plan.

After reviewing the plans for compliance with the Westmont Landscape Ordinance we have the following comments:

Our general recommendation is to approve this submission as presented.

Status: Approval

Landscaping Plan Comments

1. Sec. 80-15. - Tree appraisal. - For the purposes of tree replacement, tree value will be determined on a DBH for DBH basis. Trees that are four inches DBH and smaller may be replaced at the associated cost of replacing a tree of the same DBH. Trees that are greater than four inches DBH may be replaced at the associated cost of replacing a number of trees whose DBH is equal to or greater than that of the DBH of the tree removed or damaged to the point in which removal is warranted. No single replacement tree will have a DBH greater than four inches DBH or less than two and a half inches DBH. [Example: A damaged tree of ten inches DBH can be replaced by four two and a half inch trees, or by two four inch trees and one two and a half inch tree.]

Village Requirement: The proposed plans show paved area over existing trees. If these trees are to be removed, they must be sized on a DBH basis and labeled appropriately on the plans. This sizing will determine the required replacements on site.

2nd Review: Tree preservation plans with appropriate inventory schedule provided. All trees sized with DBH and have proper replacement calculations to meet requirements.

2. Sec. 80-41. - Landscape plan application procedure. - All subdivision, planned unit developments, commercial developments or projects exceeding 5,000 square feet of disturbance shall include the following materials in a form acceptable to the village and as further described herein. The village shall review the application which may include an inspection of the site and referral of the application for recommendation to other appropriate administrative departments or agencies.

Village Requirement: This parking lot improvement project appears to exceed more than 5,000 square feet of disturbance and shall require the following submittals:

2nd Review: Tree survey/tree preservation plans and landscape plans are provided.

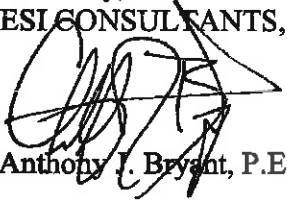
3. Sec. 80-47. - Parking lots.
 - a. Parking lot interior. At least one tree of not less than three inches DBH shall be planted for every 1,500 square feet of pavement area between zero and 6,000 square feet. For pavement areas exceeding 6,000 square feet at least one tree of not less than three inches DBH shall be planted each additional 3,000 square feet. Fifty percent of tree placement shall be within the pavement area as opposed to perimeter planting.
 - b. Parking lot screening. All off-street parking areas containing more than four parking spaces and non-residential driveways adjacent to lot lines shall be suitably screened on each side and rear lot line by a screen fence or wall not less than four feet in height plus a planting strip of four feet minimum width in accordance with the following, or on an alternate arrangement as approved by the village board. Suitable landscaping and ground cover shall be provided and maintained on a continuing basis within the planting strip. On the street lot line, a planting screen not less than three feet in height shall be installed, unless said screen interferes with the corner visibility triangle which requires a maximum height of less than 24 inches. Such planting screen shall be adjacent to the parking area. Suitable landscaping and groundcover shall be provided and maintained on a continuing basis between the screen fence and curb line. Planting screens, or hedges, fences or walls shall not exceed two feet in height where location is such that sight lines are necessary for vehicular movement across pedestrian ways.

Village Requirement: Parking lot addition must be sized in order to determine the correct required number of parking lot interior trees and perimeter trees. All parking lot additions will require screening per Sec. 80-47b.

2nd Review: Adequate parking lot trees and perimeter trees have been provided. Parking lot additions provide adequate vegetative screening.

We hereby recommend approval of this submission, as presented. If you have any questions, please call me at (630) 420-1700 x2120.

Sincerely,
ESI CONSULTANTS, LTD.

A handwritten signature in black ink, appearing to read 'Anthony J. Bryant', is written over the company name.

Anthony J. Bryant, P.E.

- Civil Engineering
- Land Surveying
- Land Planning
- Stormwater Management



November 18, 2016

Village of Westmont
Ms. Jill H. Ziegler, AICP
Community Development Director
31 W. Quincy Street
Westmont, Illinois 60559

SUBMITTED VIA-EMAIL

**RE: Proposed Mayslake Village Parking Improvement Project
1801 35th Street**

Dear Ms. Ziegler,

On behalf of Mayslake Village and as discussed at the Plan Commission meeting on November 10th and subsequent conversations with staff, I have met with Noriel Noriega onsite and we are in the process of updating the final engineering plans to include curbing around the perimeter of each parking area. We have additionally added landscaping materials to provide a better screening where automobile head lights could shine into windows. The additional landscape materials include:

SOUTH AREA

Added 4 Black Chokeberry, 3 Redtwig Dogwoods, 18 Arrowwood Viburnum and 2 Blackhaw Viburnum

WEST AREA

Added 2 Redtwig Dogwood, 8 Arrowwood Viburnum and 5 Speckled Alder

EAST AREA

Added a partial hedge of 46 Anthony Waterer Spirea

Under separate cover we have provided the updated landscaping plans, Sheets L2.0 and L2.1, dated 11-14-16.

Additionally, under separate cover we have provided a Wetland Determination Report, prepared by Carl Peterson, Gary R. Weber Associates, Inc., dated 11-09-16. The report findings were that there are no regulatory wetlands and therefore no required buffers. The report has been submitted to the County for their concurrence.

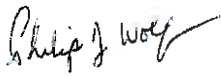
Briefly recapping the project, these parking spaces are primarily intended for staff but also provide much needed spaces for special events. On November 18, 2015 a permit for 36 temporary spaces was issued by the Village. The proposed project will make those spaces permanent as well as provide 89 additional spaces. While the new parking will impact the

amount of green space, the proposed parking will be constructed with permeable pavers to minimize additional runoff and in some cases improve water quality from runoff of adjacent asphalt pavements.

The proposed project is the least cost method to address the need for additional parking. These spaces are not required by Village ordinance. I have attached a budget quote for a multi-story parking garage. Funding of this magnitude is not available to pursue a centralized parking garage. Usually what dictates the need to use multi-level parking is the lack of land and the ability to generate revenues to offset the high cost of these facilities by utilizing the land that is saved for commercial purposes.

Should you have any questions, concerns or require any additional information please do not hesitate to contact me directly at (630) 935-0847 or via email at pwolf@wolfpackdg.com.

Yours truly,
Wolf Pack Consulting, LLC



Philip Wolf, P.E.
Managing Partner

/Encl.

Cc: Thomas Raak – Director of Maintenance



2037 West Carroll Street Chicago, IL 60612
Office: 312 243 3700 Fax: 312 243 3701 www.syr-grp.com

November 16, 2016

Mr. Thomas Raak
Mayslake Village
1801 Thirty-Fifth Street
Oak Brook, IL 60523

RE: Future Parking Structure

Mr. Raak,

We are pleased to submit a Parking Structure budget in the amount of *(\$6,450,000.00) Six Million Four Hundred Fifty Thousand Dollars*. This budget is based on 150 parking spaces, concrete structure, two elevators, emergency stairs, a dry fire protection, entry booth with gate, electrical and minimum mechanical system.

The exclusion to this budget are but not limited to; Permits, architectural, engineering and design fees, unforeseen conditions, environmental work, utility fees or tap fees, and builders risk insurance.

We sincerely hope this budget proposal merits your consideration and we welcome a scope review. If you have any questions or concerns, please contact the undersigned.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Thomas Koontz', is written over a horizontal line.

Thomas Koontz
Project Manager



ESI Consultants, Ltd.
Excellence. Service. Integrity

Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

Attn: Community Development Department

Re: Preliminary Landscape Plan Review – Landscape Plans for Mayslake Parking Expansion, 7 sheets, dated November 9th, 2016 and submitted by Wolfpack Consulting, LLC.

We have performed a PRELIMINARY review of the packages sent to us that relate to the above referenced project. This review focuses on the application of Landscape measures to the proposed Site Plan.

After reviewing the plans for compliance with the Westmont Landscape Ordinance we have the following comments:

Our general recommendation is to approve this submission as presented.

Status: Approval

Landscaping Plan Comments

1. Of specific concern was the impact of headlights on the adjacent property.

Review Comment: After reviewing the parking lot configuration and the proposed landscaping, the screening provided is adequate to minimize the impact of headlights on the adjacent properties.

We hereby recommend approval of this submission, as presented. If you have any questions, please call me at (630) 420-1700 x2120.

Sincerely,
ESI CONSULTANTS, LTD.

A handwritten signature in black ink, appearing to read "Anthony J. Bryant", is written over the company name.

Anthony J. Bryant, P.E.

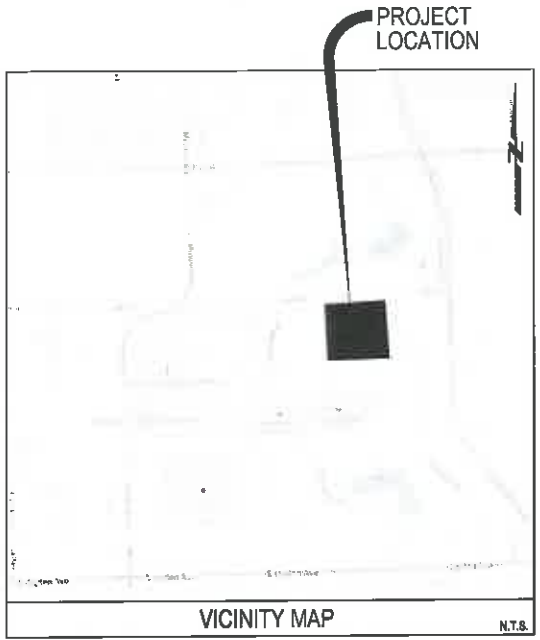
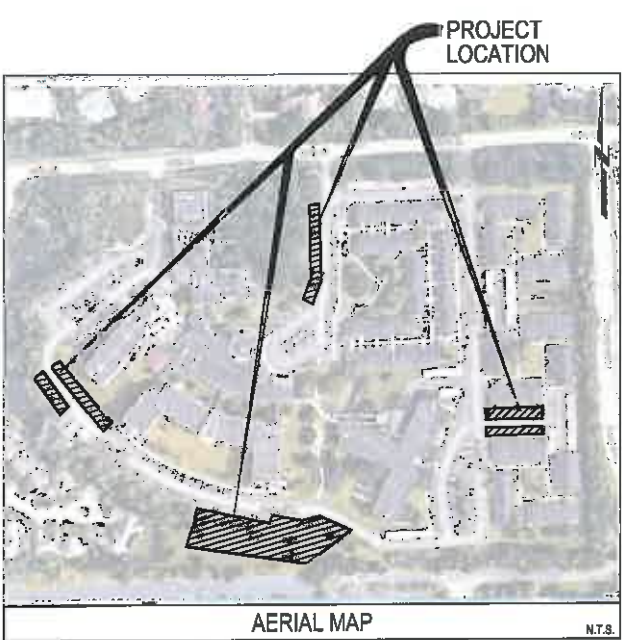
MAYSLAKE VILLAGE PARKING IMPROVEMENTS

VILLAGE OF OAK BROOK, ILLINOIS

SITE IMPROVEMENT PLANS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		LIGHT STANDARD/DOUBLE LIGHT STANDARD
		WATER VALVE VAULT
		WATER VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		SANITARY MANHOLE
		FLARED END SECTION
		STORM INLET
		STORM CATCH BASIN
		STORM MANHOLE
		CLEANOUT
		STORM SEWER PIPE
		SANITARY SEWER PIPE
		WATER MAIN PIPE
		FORCE MAIN PIPE
		STORM SEWER SERVICE
		SANITARY SEWER SERVICE
		WATER MAIN SERVICE
		SANITARY RIM ELEVATION
		SANITARY INVERT ELEVATION
		WATER GRADE RING ELEVATION
		WATER STATION LOCATION
		STORM RIM ELEVATION
		STORM INVERT ELEVATION
		PROPOSED SANITARY STRUCTURE LABEL
		PROPOSED WATER STRUCTURE LABEL
		PROPOSED STORM STRUCTURE LABEL
		PROPOSED RETAINING WALL
		CURB AND GUTTER
		DEPRESSED CURB AND GUTTER
		REVERSE CURB AND GUTTER
		SIDEWALK
		SWALE FLOW ARROW
		DRAINAGE ARROW
		OVERLAND FLOW
		1 FOOT CONTOURS
		ACCESSIBLE CURB RAMP



INDEX OF DRAWINGS

SHEET NO.	DRAWING TITLE
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C3.0	SITE DIMENSIONAL PLAN - WEST & SOUTH
C3.1	SITE DIMENSIONAL PLAN - NORTH & EAST
C4.0	UTILITY & GRADING PLAN - WEST & SOUTH
C4.1	UTILITY & GRADING PLAN - NORTH & EAST
C5.0	CONSTRUCTION DETAILS

NOTE:
THESE PLANS INCLUDE 128 PERMEABLE PAVER PARKING SPACES PLUS 25 FUTURE SPACES TO REPLACE 36 TEMPORARY SPACES APPROVED 11/18/15.

ABBREVIATIONS

ADJ	ADJUST	E	ELECTRIC	EH	STORM MANHOLE	RT	RIGHT
AGG	AGGREGATE GRAVEL	E.E	EDGE TO EDGE	M.L	MANHOLE	SAW	SAW-TO-TOY SEWER
ALAM	ALUMINUM MIXTURE	ELEV.	ELEVATION	NGL	NORMAL WATER LEVEL	SF	SQUARE FOOT
B.B	BACK TO BACK	EP	EDGE OF PAVEMENT	OLD	OPEN END	SHLD	SHOULDER
BP	BOTTOM OF PIPE	EX	EXISTING	P.E	PRIVATE ENTRANCE	SL	STREET LIGHT
BRNL	BRICK TO BOTTOM OF WALL	F.E	FIELD ENTRANCE	PERF	PERFORATED	SM	SANITARY MANHOLE
B.B.	BUFFALO BOX	F.F	FACE TO FACE	PC	POINT OF CURVE	ST	STORM SEWER
BT	BUTTERFLY CONC	FF	FINISHED FLOOR	P.C.C	PORTLAND CEMENT CONCRETE	STC	STATION
B.M	BENCHMARK	FS	FLARED END SECTION	PC	POINT OF COMPOUND CURVE	STD	STANDARD
B.O.	BY OTHERS	PH	FIRE HYDRANT	PGL	PROFILE GRADE LINE	SW	SIDEWALK
C.E	COMMERCIAL ENTRANCE	PL	PLUM LINE	P	POINT OF INTERSECTION	SY	SQUARE YARD
CH	CATCH BASIN	FM	FORCE MAIN	PL	PROPERTY LINE	TBR	TO BE REMOVED
CL	CENTERLINE	G	GROUND	PP	POWER POLE	T	TELEPHONE
CUD	CLOSED END	GAS	GAS	PROP	PROPOSED	T.A	TYPE A
CMP	CORRUGATED METAL PIPE	GU	GUTTER ELEVATION	PT	POINT OF TANGENCY	T.C	TOP OF CURB
CTRL	CONTROL	G.V	GUY WIRE	P.V.C	POLYVINYL CHLORIDE PIPE	T.F	TOP OF FOUNDATION
C.O	CLEAN OUT	H.C	HANDICAP	P.V.C.	POINT OF VERTICAL CURVE	T.P	TOP OF PIPE
CONC	CONCRETE	H.W.	HEADWALL	P.V.	POINT OF VERTICAL INTERSECTION	T.W	TOP OF WALL
C.Y	CURB YARD	H.H	HANDHOLE	P.V.T	POINT OF VERTICAL TANGENCY	T.WALL	TOP OF WALL
D	DITCH	H.W.L	HIGH WATER LEVEL	P	PAVEMENT	TEMP	TEMPORARY
DA	DIAMETER	INL	INLET	R	RADIUS	TRANS	TRANSFORMER
DP	DUCTILE IRON PIPE	INVERT	INVERT	R.O.W	RIGHT-OF-WAY	V.B	VALVE BOX
DWM	DUCTILE IRON WATER MAIN	IP	IRON PIPE	RCP	REINFORCED CONCRETE PIPE	V.V	VALVE VAULT
DT	DRINKING TILE	MAX	MAXIMUM	REM	REMOVED	WL	WATER LEVEL
D.S	DOWN SPOUT	MB	MAIL BOX	RR	RAILROAD	WM	WATER MAIN



CONTACT JULIE AT 811
OR 800-892-0123

48 HOURS (2 working days) BEFORE YOU DIG

NOTE:
THE LOCATION, ELEVATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, ELEVATION, SIZE AND TYPES OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS

SUSTAINABLE DESIGN | SUSTAINABLE LIVING



COVER SHEET
MAYSLAKE VILLAGE PARKING IMPROVEMENTS
VILLAGE OF OAK BROOK, ILLINOIS
PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.: P.W.
PROJ. ENG.: KM
DRAWN BY: KM
DATE: 10-08-16
SCALE: N.T.S.
SHEET NO.
C1.0
PROJ. NUMBER:



PROJ. MGR.: PJW
PROJ. ENG.: KM
DRAWN BY: KM
DATE: 10-05-16
SCALE: 1"=50'
SHEET NO.
C2.0
PROJ. NUMBER:

OVERALL LAYOUT
MAYSLAKE VILLAGE PARKING IMPROVEMENTS
VILLAGE OF OAK BROOK, ILLINOIS

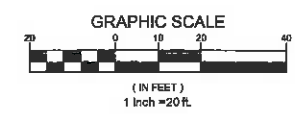
Wolf Pack
CONSULTING, LLC

Civil Engineering
Land Surveying
Project Estimation
Stormwater Management

1612 Oakton Avenue, Suite 202, Oak Brook, IL 60151
Office: (630) 584-3117 • wolfpackllc.com

REVISIONS	

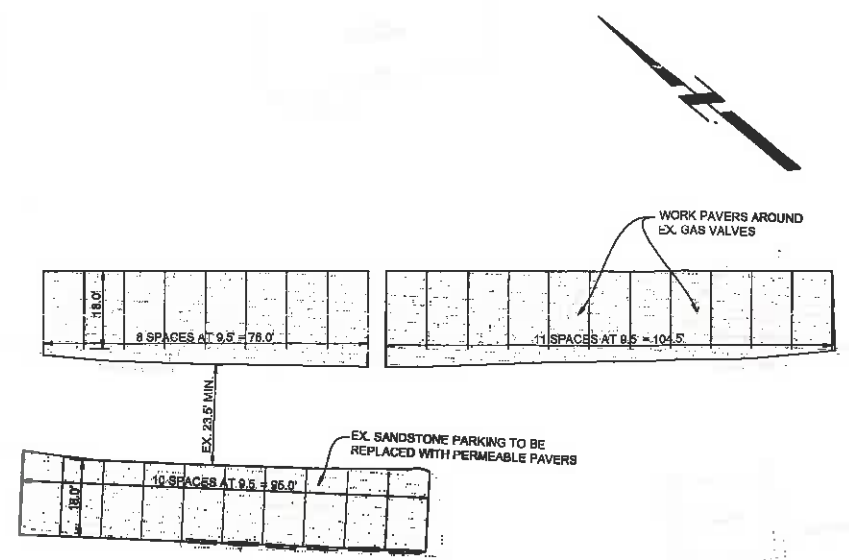
NOV 14 2018
COMMUNITY MEETING
VILLAGE OF WESTMONT, ILLINOIS
REVISED



SITE PAVING LEGEND

PERMEABLE PAVERS

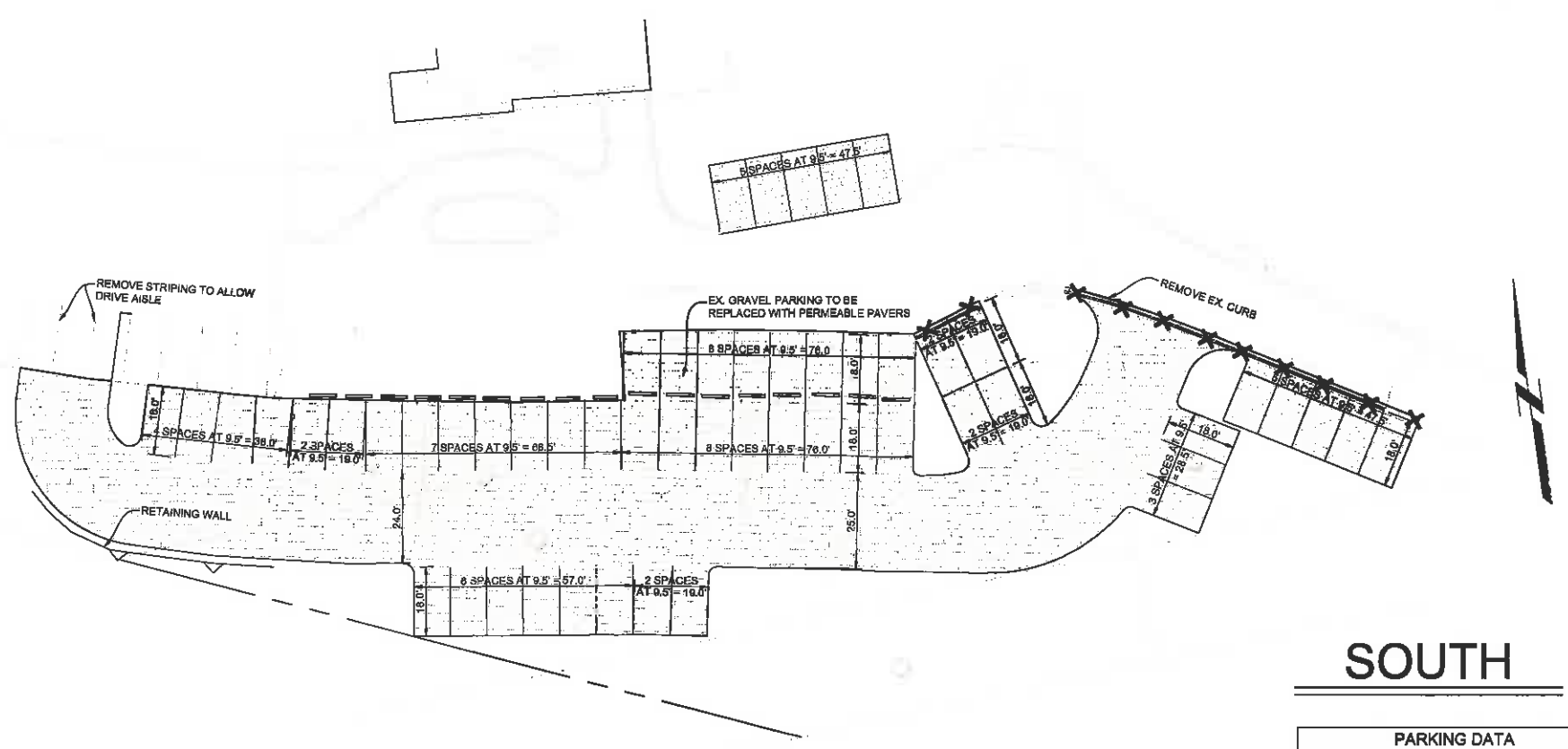
NOTE: CONCRETE WHEEL STOPS SHALL BE PROVIDED AT ALL PARKING STALLS.



WEST

PARKING DATA

EXISTING SANDSTONE PARKING	= 8 SPACES
PROPOSED PERMEABLE PAVER PARKING	= 29 SPACES



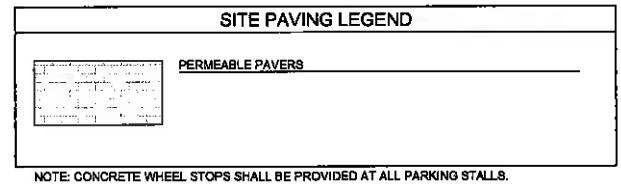
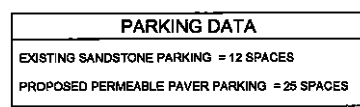
SOUTH

PARKING DATA

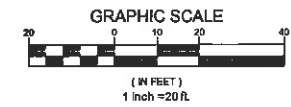
EXISTING GRAVEL PARKING	= 8 SPACES
PROPOSED PERMEABLE PAVER PARKING	= 54 SPACES

SUSTAINABLE DESIGN SUSTAINABLE LIVING	
Wolf Pack CONSULTING, LLC	
Civil Engineering Land Planning Land Surveying Project Estimation Stormwater Management	
1612 Ogden Avenue, Suite 202, Lake, IL 60052 Office: (847) 564-3117 • wolfpackllc.com	
REVISIONS	
11-03-18 REVISED PER VILLAGE COMMENTS DATED 10-31-18	
SITE DIMENSIONAL PLAN - WEST & SOUTH	
MAYSLAKE VILLAGE PARKING IMPROVEMENTS	
VILLAGE OF OAK BROOK, ILLINOIS	
PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
DATE:	10-08-18
SCALE:	1"=20'
SHEET NO.	
C3.0	
PROJ. NUMBER:	

PENDING APPROVAL - NOT FOR CONSTRUCTION



SITE DIMENSIONAL PLAN - NORTH & EAST	
MAYSLAKE VILLAGE PARKING IMPROVEMENTS	
VILLAGE OF OAK BROOK, ILLINOIS	
PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
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SHEET NO.	
C3.1	
PROJ. NUMBER:	

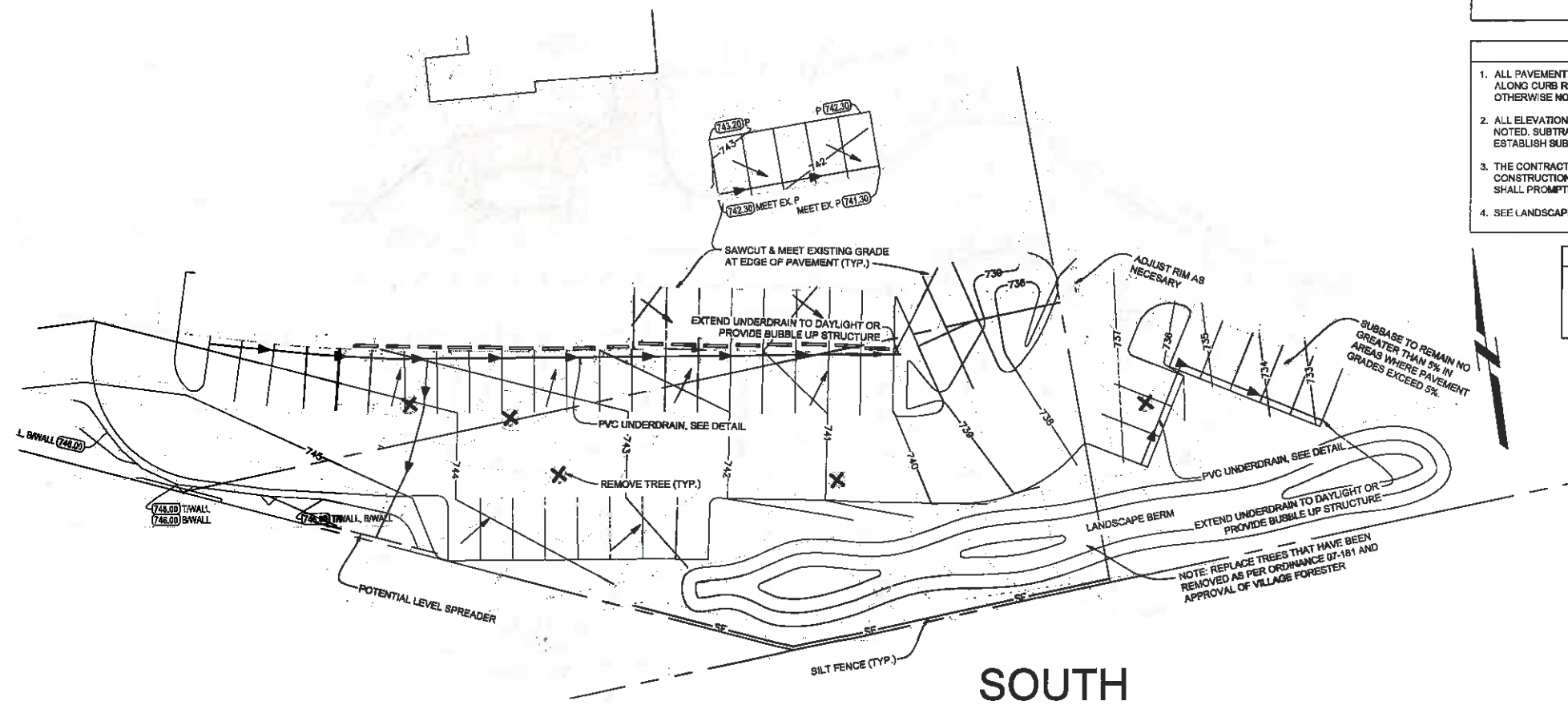


1. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
2. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED PER TEPA STANDARDS.
3. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
4. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
5. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, THEN SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED DURING CONSTRUCTION.
6. OFF-SITE STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
7. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION Dewatering SHALL BE FILTERED.
8. ANY SOIL, MUD OR DEBRIS WASHED, TRACKED, OR DEPOSITED ONTO THE STREET SHALL BE REMOVED PRIOR TO THE END OF EACH WORK DAY.
9. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE SAID GRAVEL DRIVE SHALL BE INSTALLED WITHIN 5 DAYS OF EXISTING PAVEMENT REMOVAL AND BEFORE ANY NEW CONSTRUCTION BEGINS AT THE SITE.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE MUNICIPALITY AS CONSTRUCTION PROGRESSES.
11. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 90 DAYS OF STABILIZATION.

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. SITE DEMOLITION/EXISTING PAVEMENT REMOVAL AND EXCESS MATERIAL HAUL OFF.
3. CUT AND FILL PARKING TO SUB-GRADE.
4. CONSTRUCT UNDERGROUND IMPROVEMENTS, STORM SEWER, ETC. INSTALL INLET PROTECTION IN AND AROUND DRAINAGE STRUCTURES AS THEY ARE CONSTRUCTED
5. INSTALL PERMEABLE PAVERS PER PLAN.
6. COMPLETE TOPSOIL PLACEMENT AND PERMANENT SEEDING/SODDING AND LANDSCAPING.
7. REMOVE AND PROPERLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURBS REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND BEFORE ORDERING MATERIALS. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES.
4. SEE LANDSCAPE PLANS FOR MORE INFORMATION ON SITE LANDSCAPING.

—SF— SILT FENCE
● INLET FILTER BASKET



SOUTH

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Wolf pack
CONSULTING, LLC

418 South Cass Avenue, Westmont, IL 60559
Office: (630) 984-3117 • wolfpack.org.com

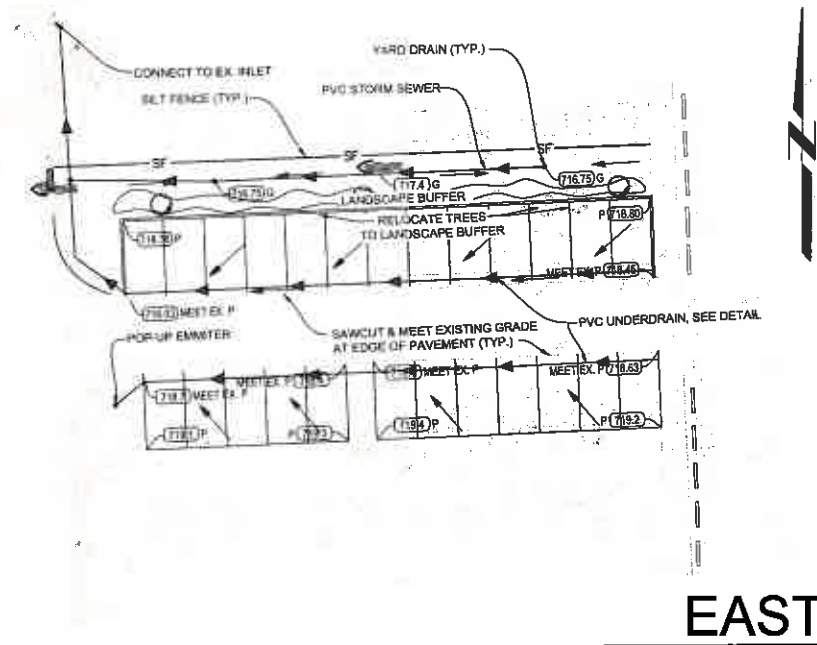
Civil Engineering
Land Planning
Land Surveying
Project Endorsements
Stormwater Management



UTILITY & GRADING PLAN - WEST & SOUTH
MAYSLAKE VILLAGE PARKING IMPROVEMENTS
VILLAGE OF WESTMONT, ILLINOIS

PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
DATE:	10-06-18
SCALE:	1"=20'
SHEET NO.	
C4.0	
PROJ. NUMBER:	

PENDING APPROVAL - NOT FOR CONSTRUCTION



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Wolf Pack
CONSULTING, LLC

Civil Engineering
Land Planning
Land Surveying
Project Entitlements
Stormwater Management

418 South Cass Avenue, Westmont, IL 60558
Office: (630) 984-3117 • wolfpeckd@gmail.com

UTILITY & GRADING PLAN - NORTH & EAST

MAYSLAKE VILLAGE PARKING IMPROVEMENTS

VILLAGE OF WESTMONT, ILLINOIS

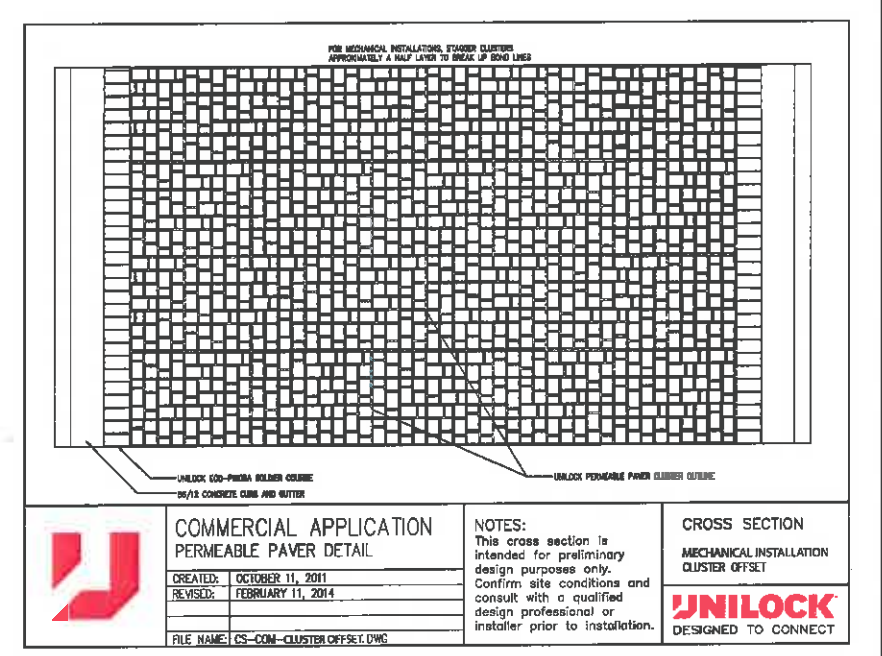
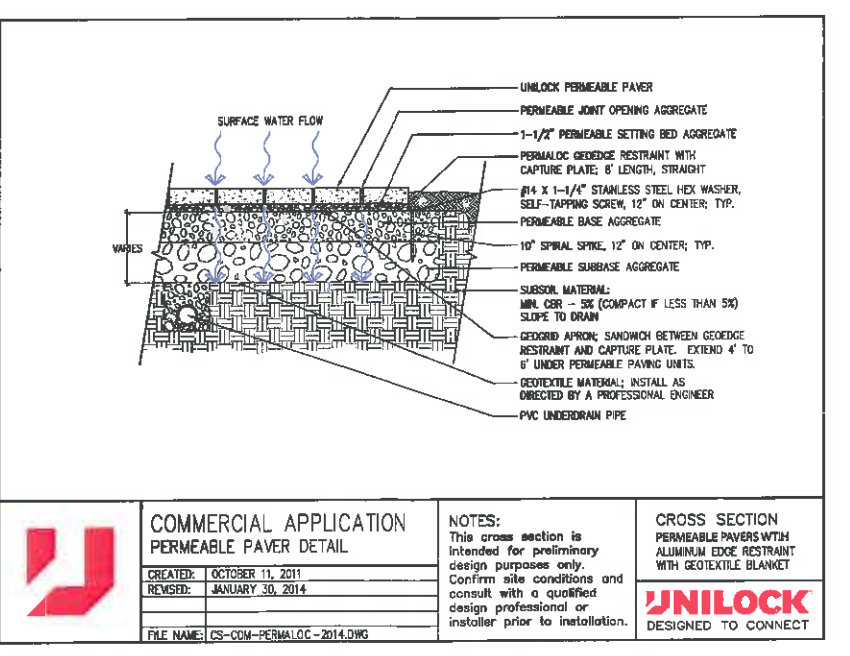
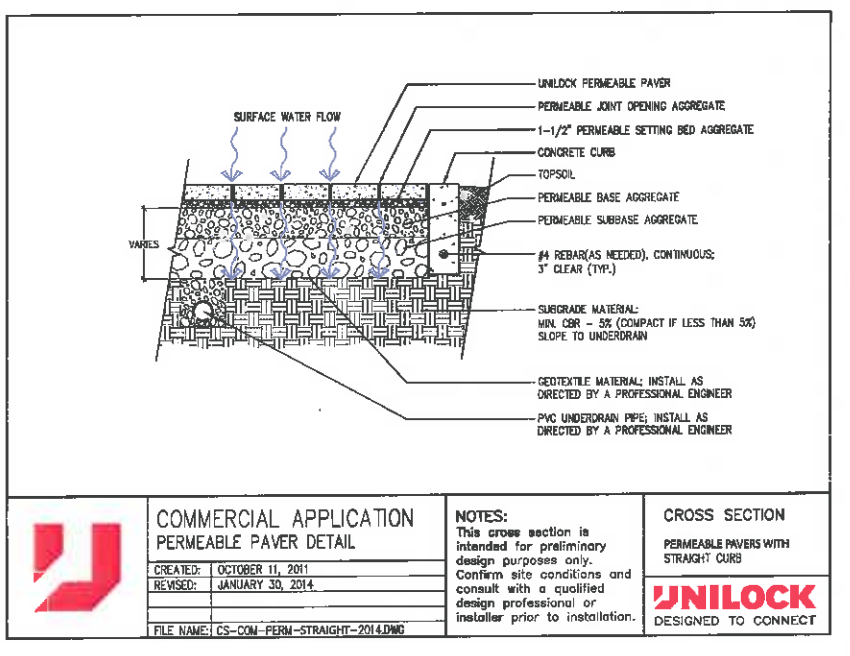
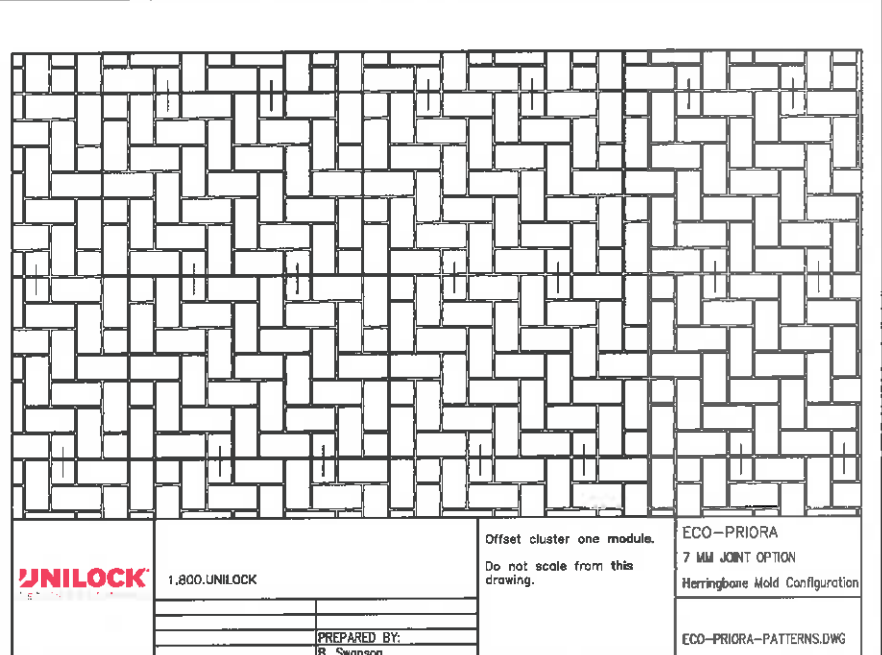
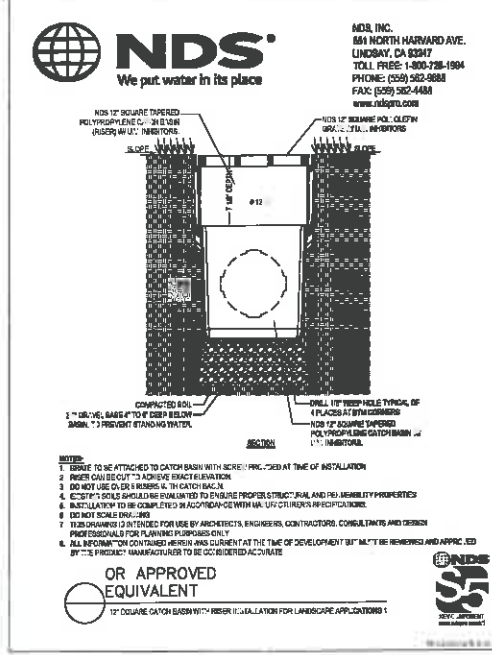
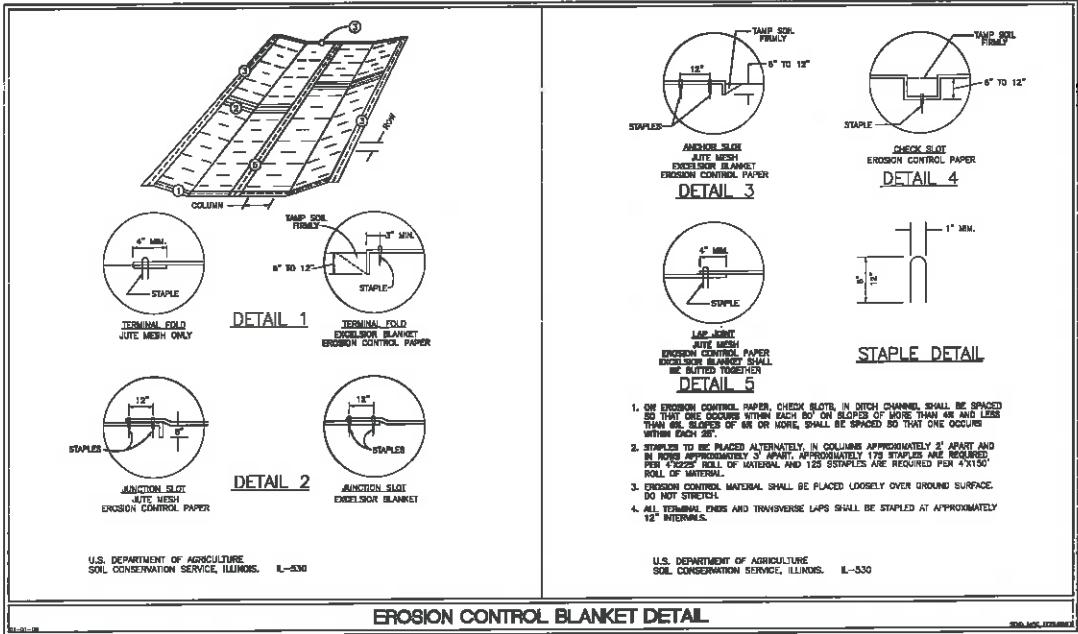
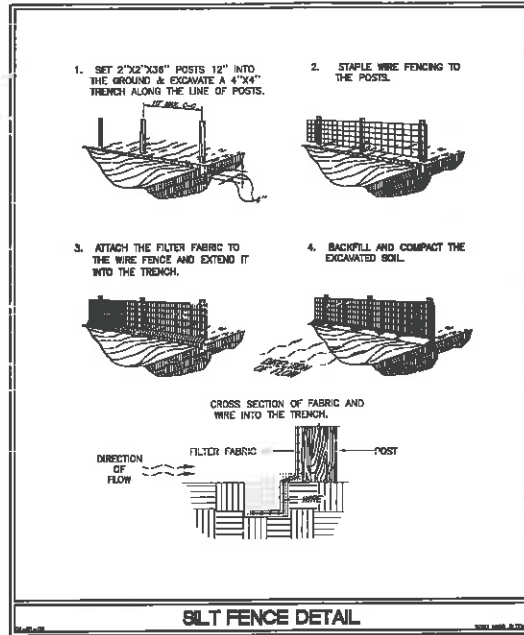
PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	KM
DATE:	10-08-18
SCALE:	1"=20'

SHEET NO.
C4.1

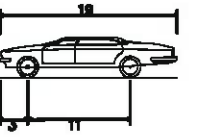
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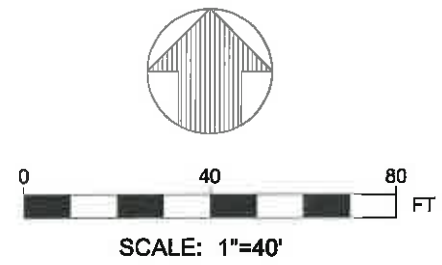
PENDING APPROVAL - NOT FOR CONSTRUCTION

1. THE EXCAVATING AND UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIAL CONSTRUCTION OF THE EROSION CONTROL MEASURES SHOWN IN THE PLAN, AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES UNTIL THE COMPLETION OF HIS FINAL GRADING OPERATIONS AFTER CONSTRUCTION OF THOSE IMPROVEMENTS IN HIS CONTRACT. THE CONTRACTOR'S EROSION CONTROL MAINTENANCE RESPONSIBILITIES SHALL BE EXCLUSIVE OF THE CONSTRUCTION WARRANTY AND/OR GUARANTEE PERIOD.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE CHECKED FOR STABILITY AND OPERATION AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCH OR GREATER OR EQUIVALENT SNOWFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
3. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAPS WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED.
4. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 0.5' DEEP AT THE FENCE. THE SILT FENCE SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDING AS NECESSARY, AND MULCHED AS REQUIRED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. AFTER CONSTRUCTION AND UPON FINAL SITE STABILIZATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES AND TURN OVER MAINTENANCE OF THE PERMANENT EROSION CONTROL MEASURES TO THE OWNER.
7. AFTER CONSTRUCTION, THE OWNER SHALL MAINTAIN ALL PERMANENT CONTROL DEVICES IN ORDER TO PREVENT EROSION.
- RECOMMENDED EROSION CONTROL MAINTENANCE SCHEDULE





	
P - Passenger Car	19.000ft
Overall Length	7.000ft
Overall Width	4.300ft
Overall Body Height	1.115ft
Min Body Ground Clearance	6.000ft
Track Width	4.00s
Lock-to-lock time	31.60°
Max Steering Angle (Virtual)	



REVISIONS		



WOLF PACK
CONSULTING, LLC

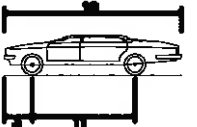
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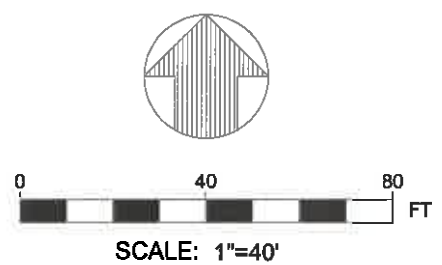
SUSTAINABLE DESIGN | SUSTAINABLE LIVING

Civil Engineering
Land Planning
Land Surveying
Project Entitlements
Stormwater Management

MAYSLAKE VILLAGE PARKING IMPROVEMENTS					
VILLAGE OF OAK BROOK, ILLINOIS					
AUTOTURN EXHIBIT					
DRAWN BY:	KM	DATE:	11/03/2106	SCALE:	1"=40'
		PROJ. MGR.:	PJW	PROJECT #:	



	
P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.80°



REVISIONS	



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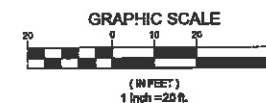
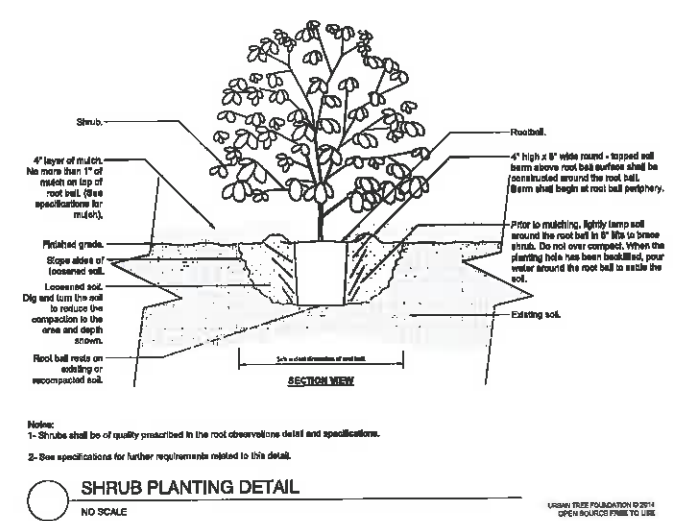
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CONSULTING, LLC

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Civil Engineering
Land Planning
Land Surveying
Project Entitlements
Stormwater Management

MAYSLAKE VILLAGE PARKING IMPROVEMENTS				
VILLAGE OF OAK BROOK, ILLINOIS				
AUTOTURN EXHIBIT				
DRAWN BY:	DATE:	SCALE:	PROJ. MGR.:	PROJECT #:
KM	11/03/2106	1"=40'	PJW	



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418 South Cass Avenue, Westmont, IL 60559

LANDSCAPE PLAN - NORTH & EAST

MAYSLAKE VILLAGE PARKING IMPROVEMENTS

VILLAGE OF WESTMONT, ILLINOIS

PENDING APPROVAL - NOT FOR CONSTRUCTION

PROJ. MGR.:	PJW
PROJ. ENG.:	KM
DRAWN BY:	MD
DATE:	11-08-1
SCALE:	1"=20'
SHEET NO.	
L2.1	
PROJ. NUMBER:	

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